099.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,047,800 / 1,047,800
					USE VALUE:	1,047,800 / 1,047,800
					ASSESSED:	1,047,800 / 1,047,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAIOSA VINCENT E
Owner 2:	LAIOSA BETH C
Owner 3:	
Street 1:	92 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,580 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 2688 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8580.000	572,900	700	474,200	1,047,800
Total Card	0.197	572,900	700	474,200	1,047,800
Total Parcel	0.197	572,900	700	474,200	1,047,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.81 | /Parcel: 389.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64735

GIS Ref

GIS Ref

Insp Date 11/02/18

!8050!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	572,900	700	8,580.	474,200	1,047,800	1,047,800	Year End Roll	12/18/2019
2019	101	FV	456,500	700	8,580.	474,200	931,400	931,400	Year End Roll	1/3/2019
2018	101	FV	456,500	700	8,580.	406,400	863,600	863,600	Year End Roll	12/20/2017
2017	101	FV	456,500	700	8,580.	379,300	836,500	836,500	Year End Roll	1/3/2017
2016	101	FV	456,500	700	8,580.	325,200	782,400	782,400	Year End	1/4/2016
2015	101	FV	406,000	800	8,580.	291,300	698,100	698,100	Year End Roll	12/11/2014
2014	101	FV	406,000	800	8,580.	269,600	676,400	676,400	Year End Roll	12/16/2013
2013	101	FV	406,000	800	8,580.	257,100	663,900	663,900		12/13/2012

PRINT

Date	Time
12/10/20	22:38:24

LAST REV

Date	Time
05/07/19	15:22:12
apro	
8050	

USER DEFINED

Prior Id # 1:	64735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DODDS THOMAS D	27771-125		10/15/1997		332,575	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2003	331	Addition	140,000	C				2 STY, NEW KIT & M

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
8/16/2005	Fieldrev-Chg	BR	B Rossignol
11/29/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8580		Sq. Ft.	Site		0	70.	0.79	4									474,180						474,200	

Total AC/HA: 0.19697 | Total SF/SM: 8580 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 474,180 | Spl Credit | Total: 474,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04062498
Const Adj.:	1.01514351
Adj $ / SQ:	132.048
Other Features:	119193
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642306
Depreciation:	69369
Depreciated Total:	572937

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

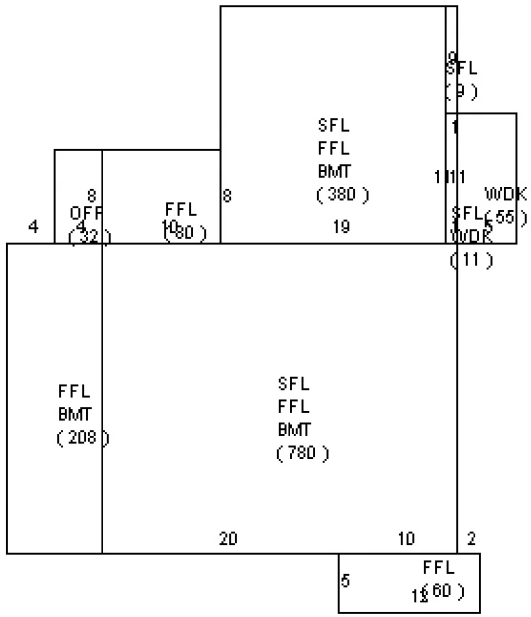
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.78
Special Features:	0	Val/Su Net:	137.92
Final Total:	572900	Val/Su SzAd	213.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,508	132.050	199,128
BMT	Basement	1,368	39.610	54,192
SFL	Second Floor	1,180	132.050	155,817
WDK	Deck	66	16.240	1,072
OFP	Open Porch	32	44.670	1,429

Net Sketched Area:	4,154			Total:	411,638
Size Ad	2688	Gross Are	4154	FinArea	2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X18	A	AV	1972	3.41	T	37.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700